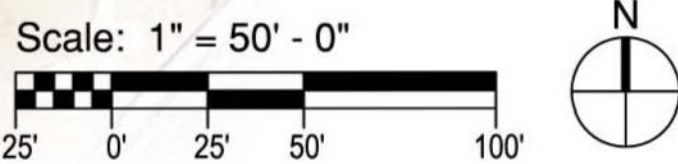




# CAPITOL GATEWAY marketplace

**SITE AMENITIES**

- 1 Traffic Signal
- 2 Bus Stop
- 3 Capital Bikeshare Dock
- 4 Building Access
- 5 Covered Garage Entrance
- 6 Plaza Area
- 7 Outdoor Seating



**SITE PLAN  
RENDERING**

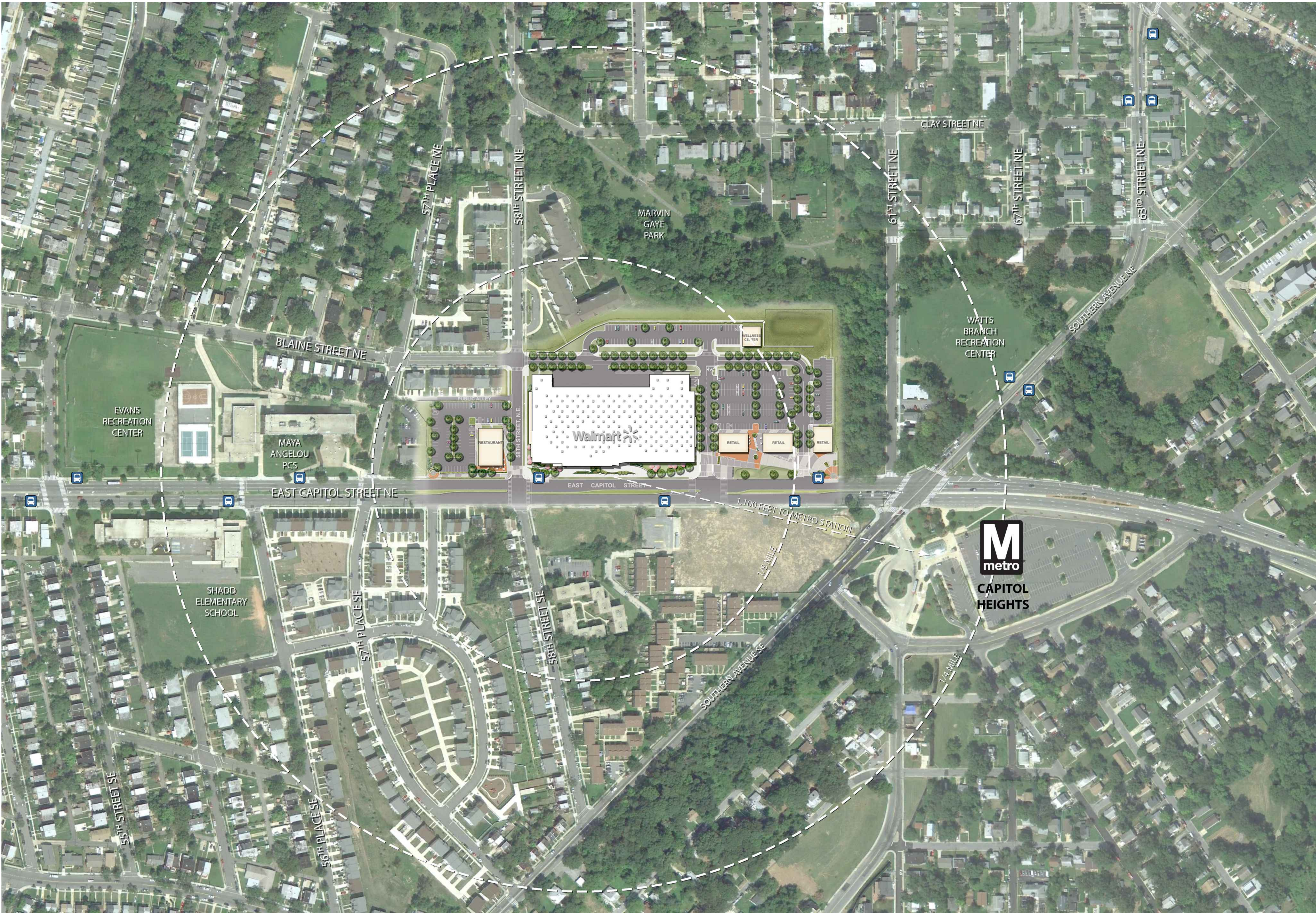
REVISIONS	BY

**Bowman**  
CONSULTING  
Bowman Consulting Group, Ltd.  
2121 Eisenhower Ave  
Suite 302 Alexandria, Virginia 22314  
Telephone: (703) 548-2188  
Fax: (703) 683-5781  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

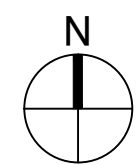
CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STI	MSO
CHECKED	MSD
DATE	8/23/2012
SCALE	N.T.S.
JOB No.	4894-01-002
SHEET	

**C2.0**



Scale: 1" = 150' - 0"



## CONTEXTUAL PLAN

REVISIONS	BY

**Bowman**  
CONSULTING  
Bowman Consulting Group, Ltd.  
2121 Eisenhower Ave  
Suite 302 Alexandria, Virginia 22314  
Telephone: (703) 548-2188  
Fax: (703) 685-5781  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

CAPITOL GATEWAY MARKETPLACE

CAPITOL GATEWAY MARKETPLACE

CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSO
CHECKED	MSD
DATE	8/23/2012
SCALE	AS NOTED
JOB No.	4894-01-002
SHEET	

C-2.1

# CAPITOL GATEWAY marketplace

## BUILDING FEATURES

### Lighting

- Day-light Harvesting System: Full advantage of natural daylight by integrating more efficient lighting, electronic continuous dimming ballasts, computer-controlled day-light sensors, and skylights.
- Daylight harvesting reduces up to 75 percent of the electric lighting energy used in a retail store during daylight hours.

### Energy Management System

- Utilization of a centralized Energy Management System (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores.

### Water Conservation

- High-efficient urinals
- Restroom toilets are highly efficient and reduce water use. The fixture uses 20 percent less water compared to mandated EPA Standards, of 1.6 gallon per flush fixtures.
- The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism. These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.

### Material and Finishes

- Utilization of exposed concrete floors to reduce surface applied flooring materials eliminates the need for most chemical cleaners, wax strippers and propane powered buffing.
- Utilization of better performing standard paint products with lower volatile organic compounds (VOCs) on exterior and interior field paint coatings.

### White Roofs

- Utilization of "white" membrane roofs provide higher reflectivity thus reducing building energy consumption by having a lower heat island effect than a darker roofing color.



## SITE FEATURES

### Vegetated Swales

- The landscaping islands through out the site will utilize open-channel drainage vegetated swales for protection of sensitive areas by trapping sediment from stormwater run-offs and for dispersing the water over a wide area.

### Bioretention Basins

- Utilization of basins to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains or receiving waters.

### Bioretention Systems

- Bioretention Systems will capture, cycle and immobilize stormwater pollutants to treat urban runoff. For effective stormwater management, the combination of landscape vegetation and a specially designed filter media allows bacteria, metals, nutrients and total suspended solids (TSS) to be removed naturally.

### Drought Tolerant Plants

- Through the use of drought tolerant plants and trees, a significant reduction of water usage can be achieved.

### Minimization of Turf

- Reduction of the turf areas by using native grasses and xeriscape techniques such as rock and bark mulch. This technique nearly eliminates the need for water after these areas have established vegetation.

### Drip Irrigation

- Drip irrigation systems use 30-50% less water than conventional watering methods, such as sprinklers. Drip irrigation systems penetrate deeply into the soil to get well down into the root zone, and thus improves plant growth. This system also discourages weeds by only delivering water where its needed.



## SUSTAINABLE CONSIDERATIONS

REVISIONS	BY

**Bowman**  
CONSULTING  
Bowman Consulting Group, Ltd.  
Telephone: (703) 548-2188  
Fax: (703) 685-5781  
www.bowmanconsulting.com  
Suite 302  
Alexandria, Virginia 22314  
© Bowman Consulting Group, Ltd.

CAPITOL GATEWAY MARKETPLACE

DESIGN	DRAWN
STL	MSQ
CHECKED	MSD
DATE	8/23/2012
SCALE	N.T.S.
JOB No.	4894-01-002
SHEET	

C2.2

